



# South Troy Brownfields

## A MESSAGE FROM THE MAYOR

I am pleased to announce the formation of the South Troy Brownfields Pilot Program.

This program will encourage the reuse of abandoned, deteriorated and underutilized industrial and commercial sites located along the South Troy Working Waterfront.



Funded by the US Environmental Protection Agency, this program will allow us to identify our most critical sites, investigate physical contamination issues, and develop an implementation strategy for placing them back in use for the good of the community.

Our talented City staff will be assisted on this project by a diverse Brownfields Task Force and a professional consultant team with a strong track record in both environmental engineering and community consensus building.

I look forward to working with you as we take this next step towards implementing the vision we created in the South Troy Working Waterfront Plan.

*Mark P. Pattison*

Mayor Mark P. Pattison

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## What's a Brownfield?

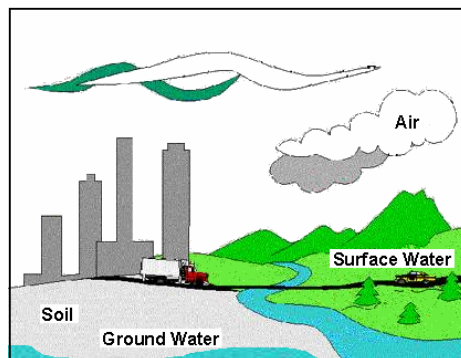
A brownfield is land that is abandoned, deteriorated or underused because of concerns about contamination. Sometimes these concerns are based on real environmental hazards, but sometimes the perception of environmental contamination can make it hard to redevelop a property even when there is little or no actual contamination.

The federal government defines brownfields as "Abandoned, idle or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination." - Public Law 107-118 (H.R. 2869)

While some brownfield sites turn out to have only a perceived problem with contamination, some properties are truly contaminated. Contamination is waste or other hazardous products that are improperly handled and get into the water, soil or air.

If contaminants are found on a site, they usually can be remediated by one of three approaches: (1) removing the hazardous substance, (2) removing and treating the soil or water and then returning it to its original location or (3) leaving the material in place and

See **BROWNFIELD BASICS** on page 2 ►



**Typical Brownfields Contamination Methods**

## Project Overview

The South Troy Brownfields Pilot Program is a study funded by the US Environmental Protection Agency (EPA) and designed to help the City of Troy return unused and deteriorated properties to productive use. This \$250,000 grant requires that \$50,000 be used to benefit land that would be used for public space such as parks, trails or plazas.

The project is funded to select a maximum of three sites for environmental testing. The selection process must include substantial community involvement.

The City is ensuring that this community involvement happens in a variety of ways. First, this newsletter will be produced no less than four times over the course of the project and distributed to all owners of record. Information will also be distributed through community groups and the press in an effort to reach tenants. Second, all

members of the community are invited to participate in five public meetings, the first of which is scheduled for November 20th (see story on back page). Third, the City has created a 'Brownfields Task Force' composed of a broad array of community members who will advise the City and the team of consultants the City has hired. Fourth and finally, the City has created a website about this project that can be found at [www.TroyNet.net/brownfields](http://www.TroyNet.net/brownfields).

Once the three priority sites have been selected, Sterling Environmental Services will develop the EPA required documents that specify exactly what testing will be done. Testing will begin once these plans have been approved by the EPA.

See **OVERVIEW** on page 2 ►

*"There is no telling  
what the power of  
the people and the  
River can do."*

*- Pete Seeger*



**Know anyone else who  
would like to  
receive this newsletter?**

**Contact Andrea Poley  
at 270-4557 or  
andrea.poley@troyny.org**

## Project Consulting Team

The City has hired a team of consultants to manage and implement the South Troy Brownfields Project. The team consists of four consulting groups who each bring a particular area of expertise to the project.

These four companies will work with the City, the public and the members of the Brownfields Task Force to ensure that we use the funds provided by the EPA to their best advantage.

### **Sterling Environmental**

[www.SterlingEnvironmental.com](http://www.SterlingEnvironmental.com)

Sterling is responsible for project management, environmental testing and remediation planning.

### **River Street Planning & Development**

[www.RiverStreet.org](http://www.RiverStreet.org)

River Street is responsible for community outreach and task force support, as well as the Brownfields website and Newsletter.

### **Gary S. Bowitch Esq.**

Gary Bowitch is responsible for legal issues and redevelopment planning.

### **The Chazen Companies**

[www.ChazenCompanies.com](http://www.ChazenCompanies.com)

The Chazen Companies is responsible for Geographic Information Systems (GIS) including the Site Book. ■

## Brownfield Basics (continued from page 1)

'capping' it to ensure that it no longer presents a danger.

Determining whether or not there is contamination on a brownfields site is a two phase process.

Phase I consists of researching the sites by examining maps, reviewing government databases and talking to property owners and other stakeholders. Because it does not involve physical testing, a Phase I Analysis is

relatively inexpensive.

A Phase I for South Troy was done as part of the South Troy Working Waterfront Plan. Only five sites were identified as having potentially 'High' or 'Moderate' levels of environmental concern. (see map and story on page 3)

A Phase II analysis involves physically testing the site to determine actual types and levels of contamination and

therefore is much more expensive than a Phase I analysis.

Because of the substantial expense involved, before we can embark on Phase II testing, we need to select the most promising sites so that we use our limited funds as efficiently as possible.

We'll begin the process of site selection at the Community Meeting on November 20th (see story on back page). ■

## Overview (continued from page 1)

The specific testing to be done will be determined in coordination with the EPA after the sites have been selected, but it will certainly include analyzing surface soil, subsurface soil, surface water, and groundwater.

When these results are in and have been analyzed, the City will call for a Community Meeting in order to present these results to the public

for their review and comment.

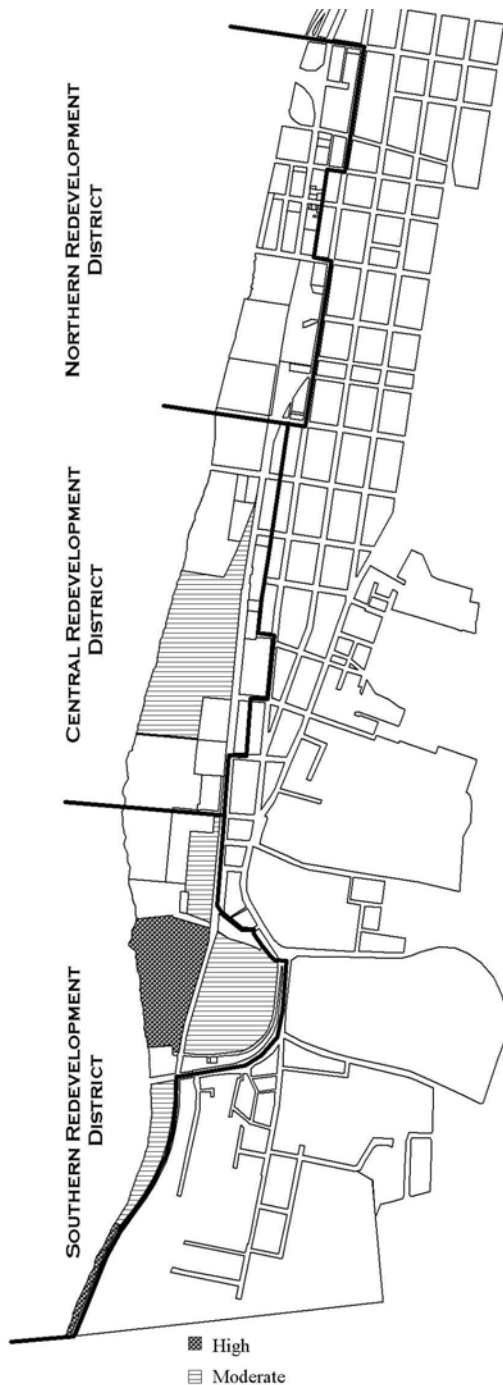
The EPA grant also provides funding for a 'remedial' plan to be created for one of the three sites that are tested. The remedial plan will specify the types of technology that will be used to remediate any environmental concerns found at the site. The remedial plan will be presented to the public at a

final community meeting.

The City plans to submit sampling plans for the three priority sites to the EPA by approximately May of 2003. Once the City receives approval from the EPA to begin testing, we anticipate that the balance of the project, including testing, analysis and remedial planning, will take approximately six to eight months. ■

## Study Area Map

The Study Area includes the commercial and industrial properties along the Hudson River from Congress Street to the City's southern boundary.



Map Provided by River Street Planning & Development.  
Source: "South Troy Environmental Planning & Research Report 7/27/00" - Sterling Environmental Engineering, PC

## Findings from Phase 1

The Brownfields Pilot Program builds on the work done during the development of the South Troy Working Waterfront Plan.

During the development of this plan an initial Phase I assessment of the sites in the Brownfields Study Area was performed (see map below).

This assessment included reviewing government databases and other resources to find known issues, interviewing local property owners to determine current and past uses, reviewing historic maps to determine past uses and performing visual inspections to determine general condition.

Based on this analysis, much of the Study Area was rated as being of "Low" environmental concern with only a few properties being rated as either "Medium" or "High" concern (see map at left).

This was good news, and suggested that the City may be able to return many underutilized sites to reuse without costly environmental cleanup.

The goal of the South Troy Brownfields Pilot Program is to resolve some of the remaining uncertainty by performing physical testing on selected sites, with the ultimate goal of encouraging the reuse of abandoned, deteriorated and underutilized industrial and commercial sites located along the City's historic South Troy Working Waterfront. ■



**Do you have an email list that you would use to help us distribute information about this project?**

**If so, please contact  
Andrea Poley  
at 270-4557 or  
[andrea.poley@troyny.org](mailto:andrea.poley@troyny.org)**

*"Any idea can turn  
into dust or magic,  
depending upon the  
talent that rubs up  
against it"*

*-William Bernbach*



## SOUTH TROY BROWNFIELDS

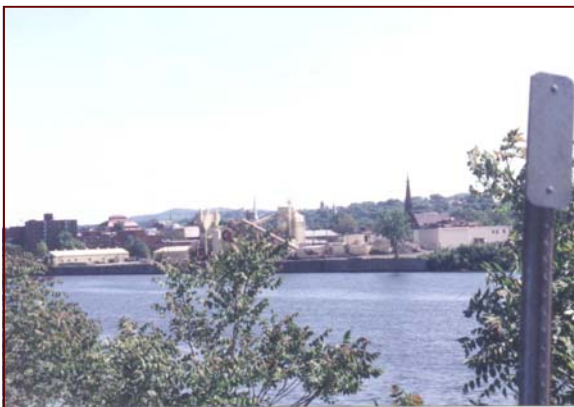
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**Community Meeting  
Wednesday  
November 20, 2002  
7:00 PM  
Polish American Club**

## Community Meeting Wednesday, November 20th



**Revitalizing the Working Waterfront**

On Wednesday, November 20th at 7:00 PM the City of Troy will host the first Community Meeting for the South Troy Brownfields Pilot Program at the Polish American Club at 507 First Street in South Troy.

This meeting, open to the general public, will serve two purposes.

First, it will provide an opportunity for the public to learn about brownfields redevelopment efforts to date and to understand the purpose and constraints of the

\$250,000 grant recently made to the City by the US Environmental Protection Agency.

Second, it will provide an opportunity for the public to provide input on the criteria that will be used to select brownfields sites for environmental testing, and to suggest sites for consideration.

The City hopes that all interested parties will attend the meeting and also keep informed by means of the project website at [www.TroyNet.net/brownfields](http://www.TroyNet.net/brownfields).